

**Town of Groton
Board of Assessment Appeals
October 1, 2011 Grand List
March 22, 2012 Session Minutes**

The Board of Assessment Appeals met on Thursday, March 22, 2012 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte, Deborah Monteiro and Jim Mitchell. The meeting was called to order at 12:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2011 Grand Lists and the October 1, 2010 Supplemental Motor Vehicle Grand List.

Property Owner: Paul Bates, 43 Church St., Noank

Property Location: 43 Church St., PIN 260820904930

Appeal Date: 3/8/2012 with Stevens

Board Decision: 3/22/12 – The board discussed the information and read the presentation provided by the homeowner. Stevens made a motion to change the dwelling grade from a C+ to a D+ and the CDU from fair to poor. The motion was seconded by Duarte and all members voted in agreement.

R2011 Acct# 300775 Orig. Assmt: \$275,730 Adj. Assmt: \$238,420

Mailed date: 3/29/2012

Property Owner: John & Kathryn Duggan, 192 High St, Mystic, CT

Property Location: 192 High Street, PIN 261918313535

Appeal Date: 3/8/2012 with Monteiro

Board Decision: 3/22/12 – The board reviewed the information provided by the owner. The owner represented that the attic while finished is not heated. Monteiro made a motion to change the attic from fully finished to part finished and to reduce the land by -15% to equate to a similar land value to that of 202 High Street (located across the street) which only has a +10% neighborhood factor versus the subjects' +25% neighborhood influence factor. A clerical change was also made to change the room count to 9, which does not affect value. The motion was seconded by Mitchell and passed unanimously.

R2011 Acct# 303212 Orig. Assmt: \$427,700 Adj. Assmt: \$400,120

Mailed date: 3/29/2012

Property Owner: William & Deborah Sanford

Property Location: 65 Broad St, PIN 168918324450

Appeal Date: 3/10/2012 with Monteiro

Board Decision: 3/22/12 – The board discussed the information provided by the homeowner. Monteiro made a motion to change the dwelling CDU and dwelling condition factor to average and was seconded by Stevens. The motion passed with all members in agreement.

R2011 Acct# 309722 Orig. Assmt: \$251,860 Adj. Assmt: \$239,820

Mailed date: 3/29/2012

Property Owner: Archie Swindell
 Property Location: 192 Monument Street, PIN 168918319454
 Appeal Date: 3/10/2012 with Monteiro
 Board Decision: 3/22/12 – The board discussed information and an appraisal which was provided by the homeowner. Monteiro made a motion for no change and was seconded by Mitchell. The motion passed unanimously.
 R2011 Acct# 310929 Orig. Assmt: \$228,550
 Mailed date: 3/29/2012

Property Owner: Christian Young, 256 Thames St, Apt. B, Groton
 Motor Vehicle: 88 Ford Mustang LX
 Appeal Date: 3/12/12 with Monteiro
 Board Decision: 3/22/12 – The owner purchased the vehicle for \$800 over a year ago. Monteiro made a motion to decrease the value to the purchase price and was seconded by Duarte. The motion passed unanimously.
 S2010 Acct# 130325 Orig. Assmt: \$2,610 Adj. Assmt: \$560
 Mailed date: 3/29/2012

Property Owner: Philip Tuthill
 Property Location: 221 Tyler Avenue, PIN 168708881884
 Appeal Date: 3/12/2012 with Monteiro
 Board Decision: 3/22/12 – Duarte recused himself from this deliberation. The board reviewed information provided by the owner. The board felt that the property is similarly valued to other homes in the area and no information was provided to support a reduction in value. Monteiro made a motion for no change and was seconded by Mitchell. The motion passed unanimously with three votes.
 R2011 Acct# 311358 Orig. Assmt: \$291,340
 Mailed date: 3/29/2012

Property Owner: Richard & Sheila Wolfe, P.O. Box 160, Mystic, CT 06355
 Property Location: 19 Gravel Street, PIN 261918412646
 Appeal Date: 3/12/2012 with Monteiro
 Board Decision: 3/22/12 – The board reviewed the information and testimony provided by the homeowner. The board did not hear any information which moved them to make a change. Monteiro made a motion of no change and was seconded by Mitchell. The motion passed unanimously.
 R2011 Acct# 312167 Orig. Assmt: \$807,310
 Mailed date: 3/29/2012

Property Owner: Richard & Sheila Wolfe, P.O. Box 160, Mystic, CT 06355
 Property Location: 0 Gravel Street, PIN 261918413653
 Appeal Date: 3/12/2012 with Monteiro
 Board Decision: 3/22/12 – The board reviewed the information and testimony provided by the owner. The board reviewed values of other river slivers of land in the area and noted the lack of usable land area for the subject lot. Monteiro made a motion to adjust the negative influence factor on the land from -90% to -95% due to the narrow shape of the lot and the small area of useable land area. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct#312116 Orig. Assmt: \$54,110 Adj. Assmt: \$33,810
 Mailed date: 3/29/2012

Property Owner: Gerard & Susan Pothier
 Property Location: 97 Bay View Avenue, PIN 261805099391
 Appeal Date: 3/12/2012 with Monteiro
 Board Decision: 3/22/12 – The board noted an equalization of land factors for the subject as compared to surrounding parcels and also noted that the current land value is similar to surrounding properties. Monteiro made a motion for no change and was seconded by Mitchell. The motion passed unanimously.
 R2011 Acct# 308913 Orig. Assmt: \$320,670
 Mailed date: 3/29/2012

Property Owner: Jayvardhan Pandit & Veronique Lamarque
 Property Location: 126 High Street (Mystic), PIN 261918303887
 Appeal Date: 3/12/2012 with Monteiro
 Board Decision: 3/22/12 – The board reviewed the information and testimony of the owner. Monteiro made a motion for no change as the property appears to be valued similarly to surrounding properties. The motion was seconded by Duarte and passed unanimously.
 R2011 Acct#308426 Orig. Assmt: \$591,570
 Mailed date: 3/29/2012

Property Owner: Maryse & Pierre Wicker Trustees
 Property Location: 30 High Street (Mystic), PIN 261806393995
 Appeal Date: 3/12/2012 with Monteiro
 Board Decision: 3/22/12- The board reviewed the information and testimony provided. Monteiro made a motion to change the land view factor from +40% to +25% and to change the neighborhood adjustment on the land from +25% to +15%. The motion was seconded by Duarte and all members voted in agreement.
 R2011 Acct#311983 Orig. Assmt: \$634,690 Adj. Assmt: \$599,970
 Mailed date: 3/29/2012

Property Owner: Peter & Sandra Weissgarber
 Property Location: 663 Shennecossett Road, PIN 168820914088
 Appeal Date: 3/12/2012 with Monteiro
 Board Decision: 3/22/12 – The owner claimed that there had been a reduction in land area from 0.55 to 0.46 acre and that the change had not been made in the assessor's records. Review of the town records revealed that the land area was changed between 2007 and 2008 grand lists from 0.55 acre to 0.46 acre and the assessments did show a reduction in land value. The current land size noted on the parcel card is 0.46 acre and reflects the land transfer which had occurred. Monteiro made a motion for no change and was seconded by Duarte. The motion passed unanimously.
 R2011 Acct# 311830 Orig. Assmt: \$180,530
 Mailed date: 3/29/2012

Property Owner: Robert & Elaine Waugh
 Property Location: 845 North Road, PIN 169912876493
 Appeal Date: 3/14/2012 with Stevens
 Board Decision: 3/22/12 - The owner represented that the property is a small lot improved with a non-conforming use in an industrial zone. They also noted a brook which runs through the property and a rundown garage on an abutting property. The owner felt that all of these factors reduced the marketability of the property. Stevens made a motion to change the land factor from -5 to -25 to account for the above listed negative factors. The motion was seconded by Mithcell and all members voted in agreement.
 R2011 Acct#311773 Orig. Assmt: \$120,260 Adj. Assmt: \$109,340
 Mailed date: 3/29/2012

Property Owner: Joseph D'Eugenio, 11 Wynwood Drive, Cromwell, CT 06416
 Property Location: 0 Charles Street, PIN 260812955164
 Appeal Date: 3/14/2012 with Stevens
 Board Decision: 3/22/12 – Stevens made a motion to change the land influence factor from -10% to -40% to account for issues in regards to accessibility, soils and topography. The motion was seconded by Mitchell and all members voted in agreement.
 R2011 Acct# 302944 Orig. Assmt: \$97,790 Adj. Assmt: \$65,170
 Mailed date: 3/29/2012

Parfitt arrived at 3:00 p.m.
 Duarte left at 3:10 p.m.

Property Owner: Devyn Smith & Shelli Edgar
 Property Location: 23 Marlin Drive, PIN 260705294460
 Appeal Date: 3/12/2012 with Stevens
 Board Decision: 3/22/12: The board noted that the analysis that the owner provided in regards to land to building ratio has no relationship to the accuracy of the town's fair market value. Stevens made a motion for no change and was seconded by Moneteiro. The motion passed with a unanimous vote.
 R2011 Acct# 310408 Orig. Assmt: \$596,540
 Mailed date: 3/29/2012

Property Owner: Arthur Tanner
 Property Location: 36 Church Street, PIN 260820907704
 Appeal Date: 3/14/2012 with Mitchell
 Board Decision: 3/22/12 – The board reviewed the values of neighboring properties and noted the value seems in-line with nearby properties. Mitchell made a motion for no change and was seconded by Parfitt. The motion passed unanimously.
 R2011 Acct# 310964 Orig. Assmt: \$511,350
 Mailed date: 3/29/2012

Monteiro left at 3:40.

Property Owner: Alfred Bicknell, 44 Podurgiel Lane, Uncasville, CT 06382
 Property Location: 0 Fishtown Road, PIN 260807589181
 Appeal Date: 3/12/2012 with Stevens
 Board Decision: – The board reviewed the information provided by the owner which noted wetlands and steep topography off the site. Stevens made a motion to apply a -30% influence factor to the land to account for wetlands and topography. The motion was seconded by Mitchell and all members voted in agreement.
 R2011 Acct#301024 Orig. Assmt: \$112,420 Adj. Assmt: \$78,820
 Mailed date: 3/29/2012

Property Owner: 115 Poheganut Drive LLC, P.O. Box 1637, Westerly, RI 02891
 Rep. Brian Mulready
 Property Location: 115 Poheganut Drive; PIN 169916945378
 Appeal Date: 3/12/2012 with Stevens
 Board Decision: 3/22/12 –Based on the information provided Stevens made a motion to reduce the economic adjustment for the income approach to value from 120 to 110. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct#300001 Orig. Assmt: \$5,349,120 Adj. Assmt: \$4,903,360
 Mailed date: 3/29/2012

Property Owner: Eugene Cushman, c/o Midas Muffler. 12 Park Place, Evansville, IN, 47713
 Rep. Tom Merola
 Property Location: 170 Route 12, PIN 168911659332
 Appeal Date: 3/12/2012 with Stevens
 Board Decision: 3/22/12 – Based on the information provided Stevens made a motion to reduce the economic adjustment for the income approach to value from 120 to 110. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct#302647 Orig. Assmt: \$452,480 Adj. Assmt: \$416,220
 Mailed date: 3/29/2012

Property Owner: Susan Gabrielson
 Property Location: 5 Thomas Street, PIN 261805188871
 Appeal Date: 3/17/2012 with Mitchell
 Board Decision: 3/22/12 – The board reviewed the information provided by the homeowner who noted issues with topography and flooding. Mitchell made the motion to apply a -5% influence factor to the land to account for these negative influences. The motion was seconded by Stevens and passed unanimously.
 R2011 Acct# 304013 Orig. Assmt: \$345,100 Adj. Assmt: \$337,610
 Mailed date: 3/29/2012

Property Owner: Christopher Mason, 312 21st St. #2, Brooklyn, NY, 11215-6406
 Property Location: 17 Water Street, Unit A-14, PIN 261918306046 0A14
 Appeal Date: 3/17/2012 with Mitchell
 Board Decision: 3/22/12 – Mitchell made a motion to change the construction grade on the dwelling from an A to an A- based on the unique location of the unit and interior photographs provided by the owner. The motion was seconded by Stevens and passed unanimously.
 R2011 Acct# 307090 Orig. Assmt: \$422,380 Adj. Assmt: \$347,410
 Mailed date: 3/29/2012

Property Owner: Malcom Hutchinson et al, 110 Karen Lee Rd., Glastonbury, CT 06033-3017
 Rep. Malcom Hutchinson
 Property Location: 0 Pine Island Road, PIN 169705081533
 Appeal Date: 3/17/2012 with Stevens
 Board Decision: 3/22/12 – The representative provided information that the lot is unbuildable and consists mostly of wetlands. Stevens made a motion to change the classification of the land to excess given the representation that the lot is undevelopable and largely consists of wetlands. Mitchell seconded the motion and all members voted in agreement.
 R2011 Acct# 305368 Orig. Assmt: \$24,290 Adj. Assmt: \$5,740
 Mailed date: 3/29/2012

Property Owner: Malcom & William Hutchinson, 110 Karen Lee Rd., Glastonbury, CT 06033-3017
 Rep. Malcom Hutchinson
 Property Location: 67 Pine Island Road, PIN 169705081443
 Appeal Date: 3/17/2012 with Stevens
 Board Decision: 3/22/12 - The owner represented that the property is subject to flooding, runoff from the street and erosion. Stevens made a motion to apply a -15% influence factor to the land to account for these negative factors as well as the shape of the lot. Mitchell seconded the motion and it passed unanimously.
 R2011 Acct# 305367 Orig. Assmt: \$268,940 Adj. Assmt: \$232,050
 Mailed date: 3/29/2012

Property Owner: Malcom & Laura Hutchinson
 Rep. Malcom Hutchinson
 Property Location: 65 Pine Island Road, PIN 169705080490
 Appeal Date: 3/17/2012 with Stevens
 Board Decision: 3/22/12 – The owner noted that the site is subject to flooding, erosion and that a large portion of the site is underwater. Stevens made a motion based on the information provided to apply a land influence factor of -25%. The motion was seconded by Duarte and all members voted in agreement.
 R2011 Acct# 305369 Orig. Assmt: \$369,670 Adj. Assmt.: \$307,650
 Mailed date: 3/29/2012

Property Owner: Malcom & Judith Hutchinson, 110 Karen Lee Rd., Glastonbury, CT 06033-3017
 Rep. Malcom Hutchinson
 Property Location: 55 Pine Island Road, PIN 169705081539
 Appeal Date: 3/17/2012 with Stevens
 Board Decision: 3/22/12 – The owner noted the location in close proximity to a boat launch and drainage issues which affect the site. Stevens made a motion to apply a -10% influence factor to the land and was seconded by Mitchell. The motion passed unanimously.
 R2011 Acct# 305366 Orig. Assmt: \$122,150 Adj. Assmt: \$114,730
 Mailed date: 3/29/2012

Property Owner: Michele & Kenneth Peters
 Property Location: 1170 River Road, PIN 271015620816
 Appeal Date: 3/20/2012 with Stevens, Duarte, Mitchell & Monteiro
 Board Decision: 3/22/12 – The board discussed the information provided by the owner. The board noted the topography of the site and that the channel of the Mystic River flows away from the subject lot. Stevens made a motion to change the negative influence factor of the land from -15% to -20% to account for these factors and was seconded by Partfitt. The motion passed unanimously.
 R2011 Acct#308706 Orig. Assmt: \$580,440 Adj. Assmt: 555,730
 Mailed date: 3/29/2012

The minutes for deliberations held on March 20, March 21, March 22, March 24, March 26, March 28, March 30 and April 3, 2012 were reviewed and any necessary amendments and adjustments were made. Stevens made a motion on April 3, 2012 to approve the minutes and was seconded by Duarte. The motion passed unanimously.

A motion for adjournment was made by Mitchell at 5:31 p.m. and was seconded, all members voted in agreement.

Respectfully submitted,

Fauna Eller
 Asst. Assessor
 Clerk to board